



Queens Ride, Barnes SW13 0HU

welcome to
Queens Ride, Barnes

An extremely spacious and superbly presented first floor (with lift) 2 double bedroom, 2 reception room apartment with balcony and private garage.

Set in a very well managed block near the Barnes/Putney border close to local amenities and in an ideal location for excellent transport links – Barnes Station is a 5-minute walk away with up to 8 trains and hour into central London, Waterloo.

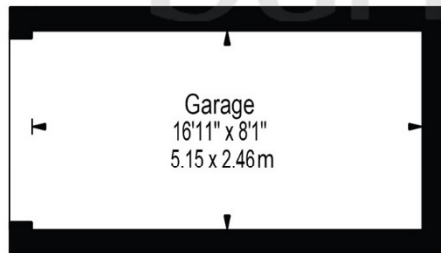
This superb apartment has been refurbished to a very high specification including Beon Norwegian solid oak flooring and enjoys plentiful natural light.



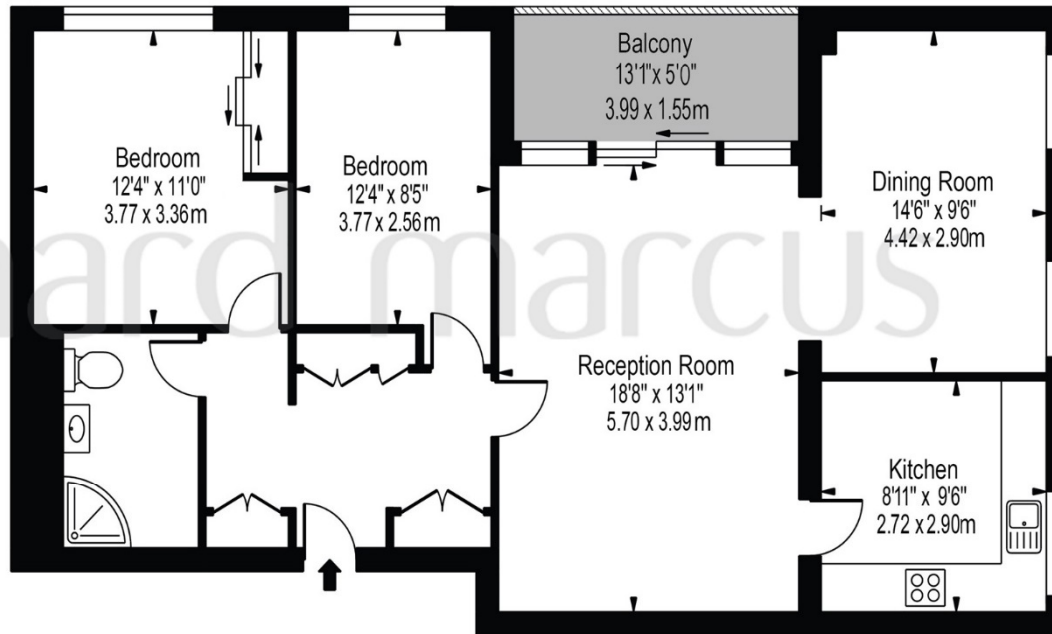
Roehampton Court

Approximate Gross Internal Floor Area: 918 sq ft - 85.28 sq m
(Excluding Garage)

Garage: 136 sq ft - 12.63 sq m



Adjacent Garage Block
(Not Shown In Actual Location/Orientation)



First Floor

FOR ILLUSTRATION PURPOSES ONLY

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be basis of any sale or let.

Offering 85sqm of accommodation, this light and airy apartment is double glazed. High specification kitchen with sanded oak units, granite work surfaces and Bosch appliances. Extensive floor to ceiling storage in hallway. Villeroy and Boch bathroom suite with large Huppe shower unit.

Very spacious, light, and bright dual-aspect reception rooms. Two large double bedrooms, master bedroom has large floor to ceiling built-in wardrobes. Property has electric heating throughout.

Private garage in adjacent block with lighting and CCTV. Secure communal bike storage. Secure block with entry phone and CCTV. Lift (refurbished in 2024). Well maintained communal gardens.

Share of Freehold, 999 years from 25 March 1993.

Service Charges approx. £4400

Hot water included.

EPC: D. Council Band: E.

welcome to

Roehampton Court Queens Ride, Barnes

- Superbly presented 2 Double bedroom, 2 Reception room apartment
- 1st Floor with Lift (refurbished 2024)
- Flexible layout, easy ability to create 3-bedroom layout
- High quality features including Solid Oak Flooring
- Modern, High-Quality Kitchen and Shower Room
- Extensive built-in storage and Double glazing
- Balcony from reception room
- Private garage in covered adjacent block

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£675,000



view this property online barnardmarcus.co.uk/Property/SHN106205



Property Ref:
SHN106205 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



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